



NEW LEITZKE SUBDIVISION

BOX ELDER, SD

Multiple lots for sale
Zoned: Highway Service

LOT 2R CIMARRON DR, BOX ELDER SD 57719

LOT SIZES:
ZONING:
SUBDIVISION:

From 0.89 - 1.53 Acres
Highway service
Leitzke Subdivision

Why Box Elder?

- **Strategic Location:** Just minutes east of Rapid City, between the Black Hills and the Badlands, with easy access to I-90.
- **Explosive Growth:** One of the fastest-growing cities in South Dakota, with the population more than tripling since 2000.
- **Economic Drivers:** Home to Ellsworth Air Force Base, a major economic anchor with future growth fueled by the B-21 Raider mission.
- **Community Appeal:** Affordable housing, quality schools, and a mix of military and civilian residents create a diverse, family-friendly environment.
- **Recreation & Lifestyle:** Endless outdoor adventure opportunities, small-town charm, and access to the region's top attractions.



Leitzke Subdivision

The Leitzke Subdivision commercial lots at Cimarron Drive offer exceptional highway frontage and high-speed access, making them ideal for a wide range of high-visibility, traffic-driven uses.

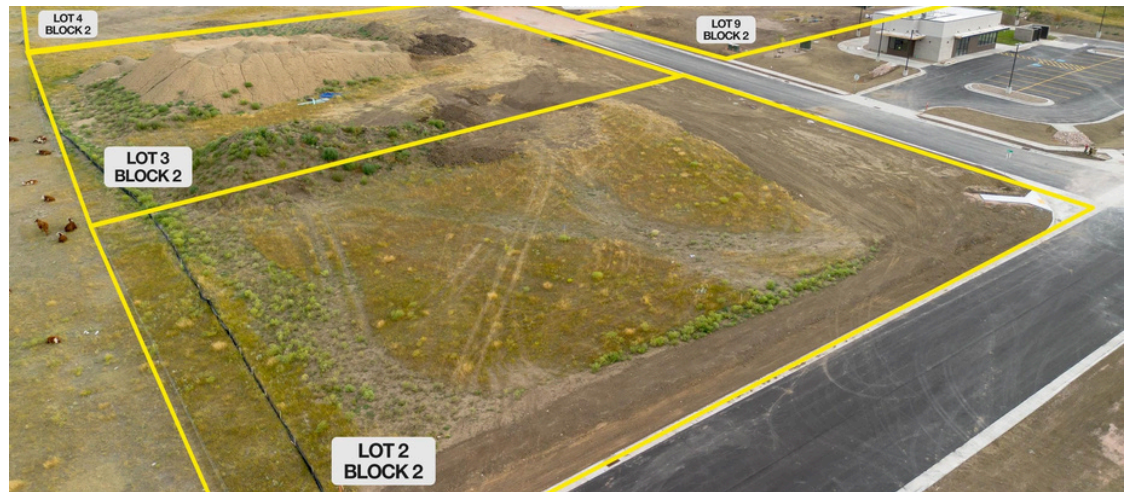
The sites are perfectly suited for fuel and food concepts such as gas stations, convenience stores, quick-service restaurants, drive-through coffee shops, car washes, and EV charging stations, as well as automotive and equipment-related businesses including dealerships, repair shops, tire centers, RV or boat sales, and heavy equipment leasing. With unmatched traffic counts, truck-friendly access, and ample room for display or inventory, these pad-ready parcels provide an outstanding opportunity for businesses that rely on exposure, accessibility, and commuter

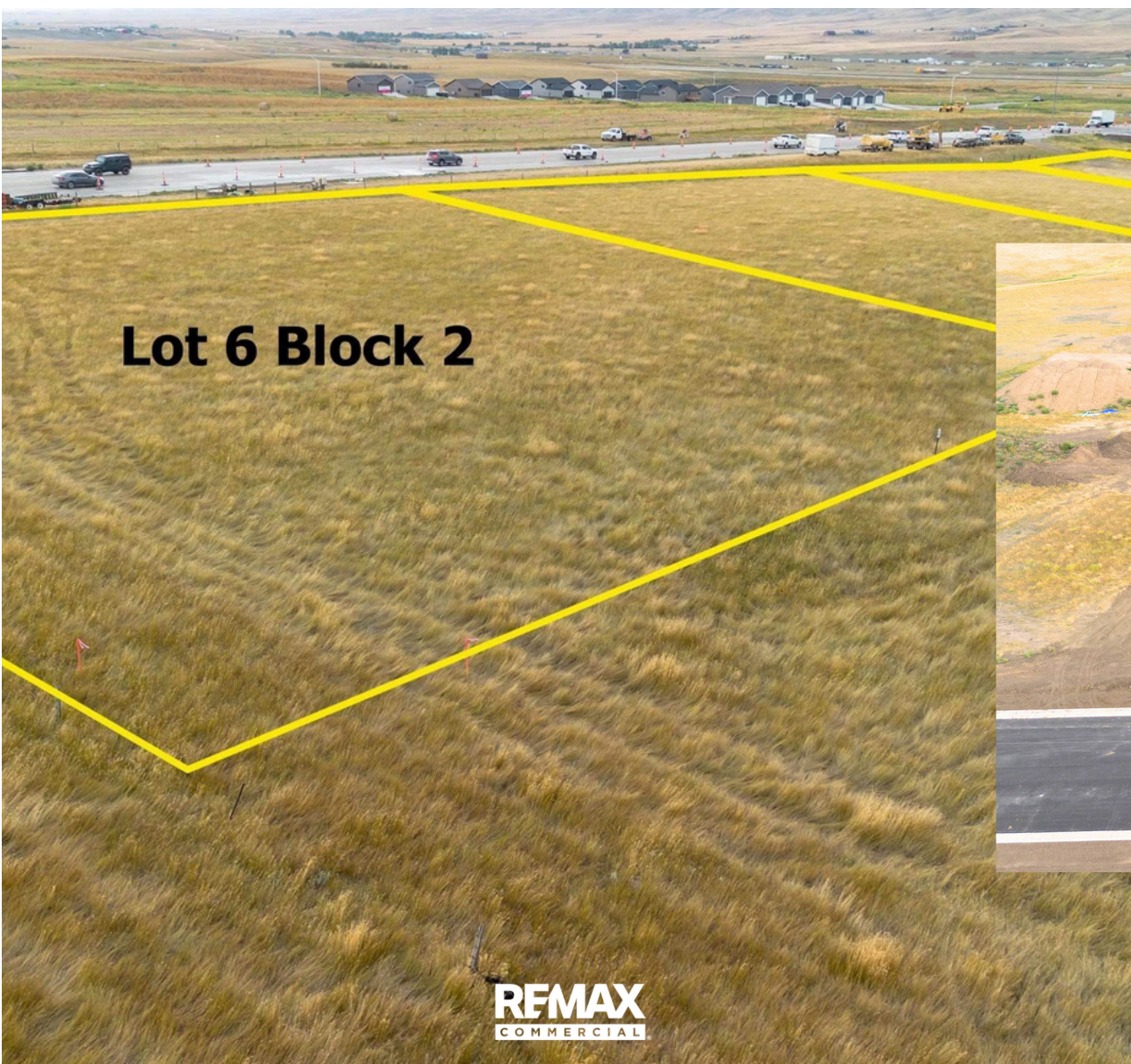
demand. Beyond retail and automotive uses, the properties are well-positioned for highway-oriented hospitality, logistics, and flexible mixed-use development. Ideal for motels, RV parks, and traveler services, the sites offer immediate cash-flow potential and efficient access for logistics operations. With versatile Highway Use zoning and parcel sizes, the lots also support professional offices, medical uses, or quick-to-market seasonal and pop-up retail. This is a strategic opportunity to capitalize on tourist and daily commuter traffic in a highly visible, development-ready location.



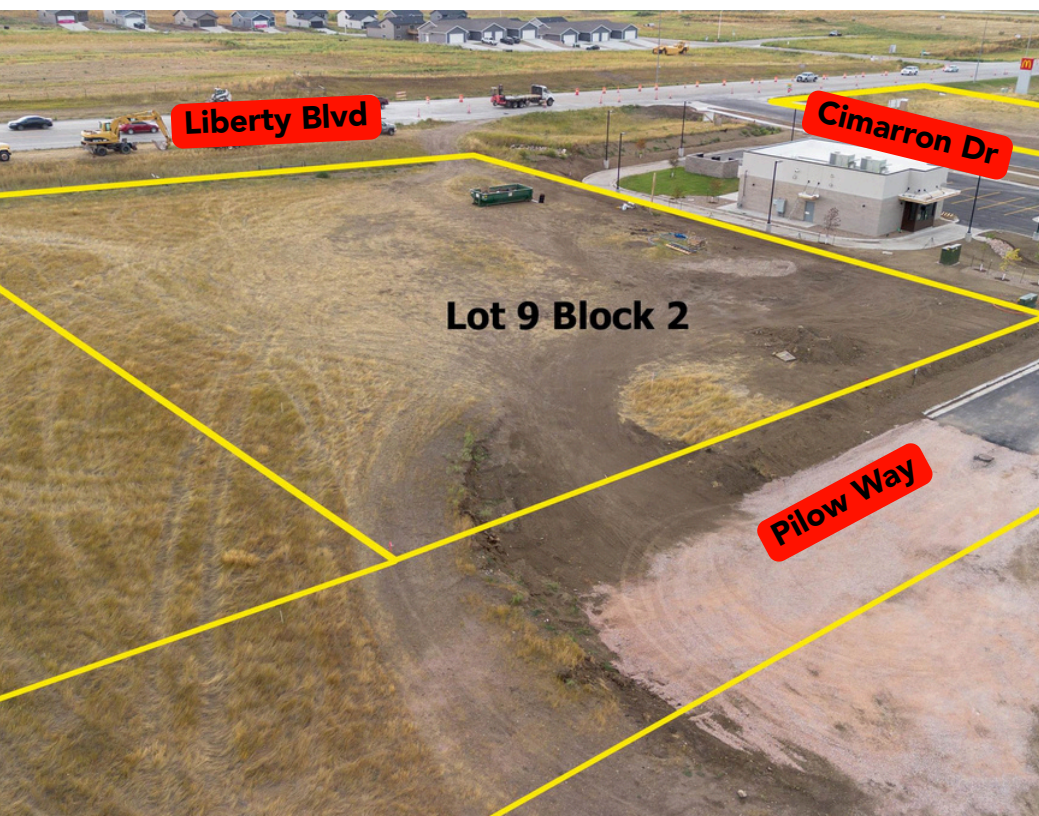
Lots currently listed:

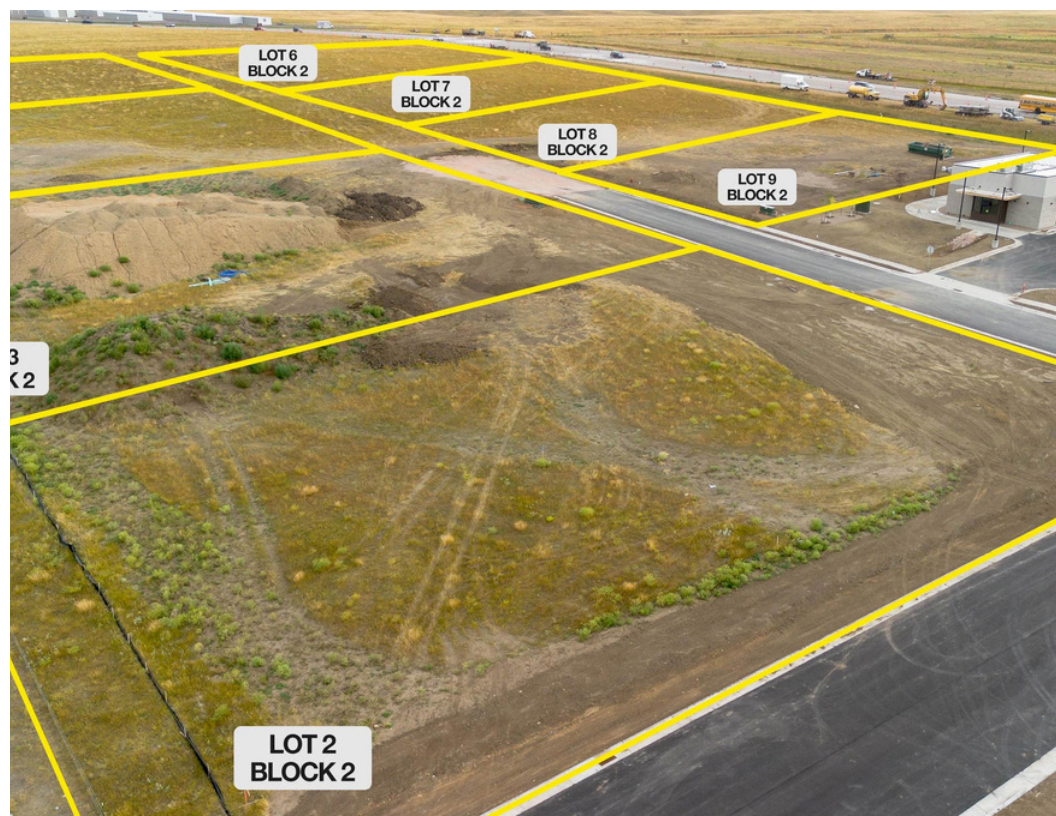
Location	Size	Offered at:
Lot 2 Pilot Way	1.53 Acres	\$800,000
Lot 2R Cimarron Drive	0.89 Acres	\$350,000
Lot 6 Pilot Way	1.03 Acres	\$730,000
Lot 7 Pilot Way	1.03 Acres	\$610,000
Lot 8 Pilot Way	1.15 Acres	\$600,000
Lot 9 Pilot Way	1.15 Acres	\$610,000







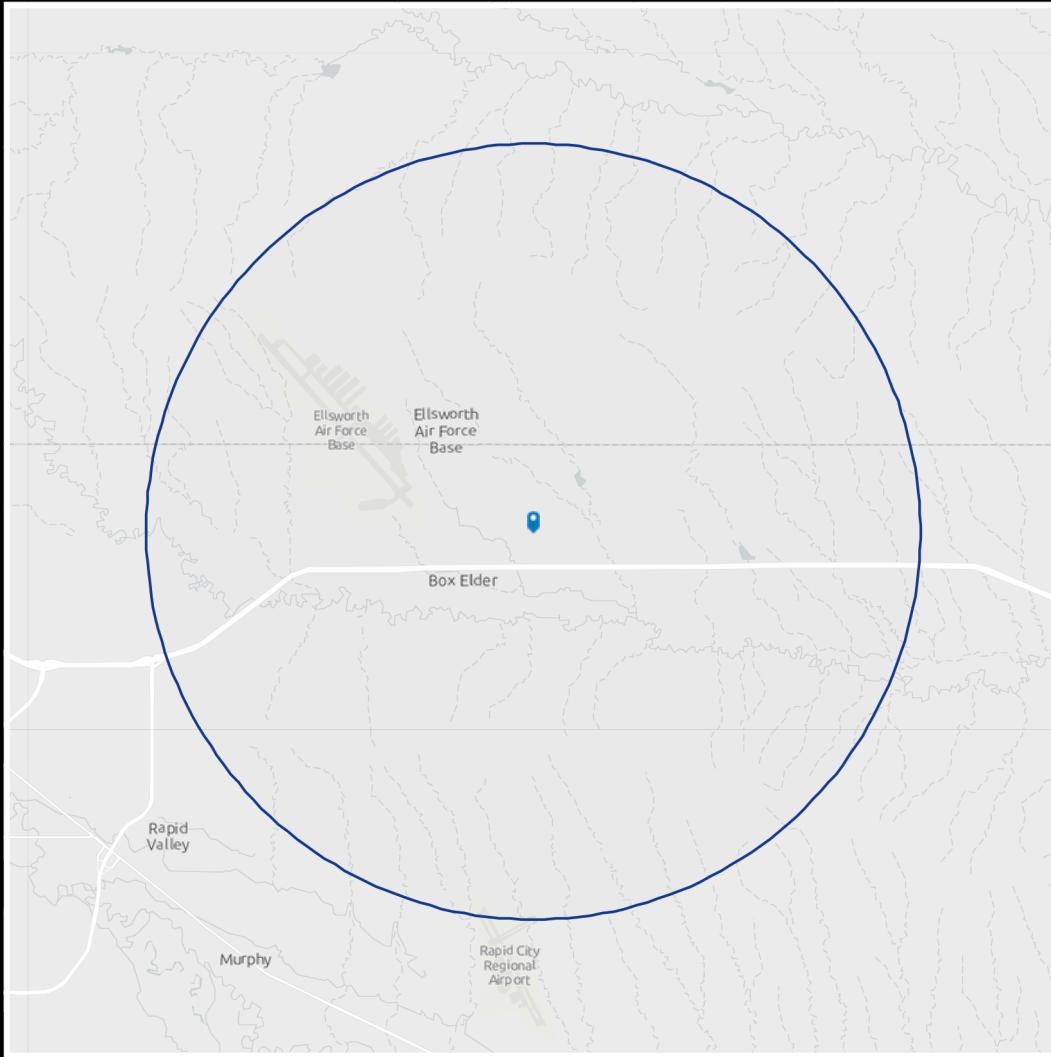






Commercial Lots at Cimarron

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025, 2030).

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Firefly Income Profile



16,239
Total Population



1.33%
2025-2030
Pop Growth



5,623
Total Households

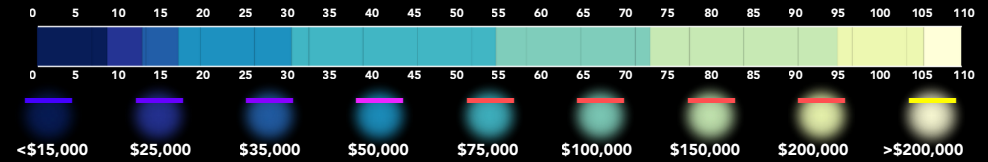


2.75
Household
Size



6,120
Total Housing Units

Income Profile



\$75,380
Median Household
Income

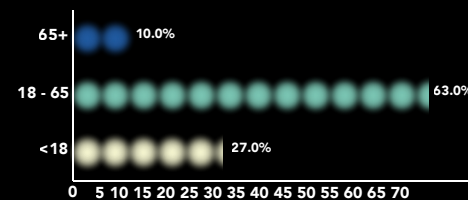
\$32,347
Per Capita
Income

\$62,224
Median Disposable
Income

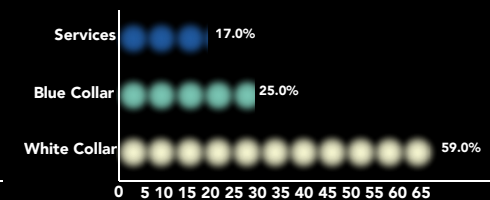
\$115,553
Median Net
Worth

\$309,964
Average
Home Value

Age Profile



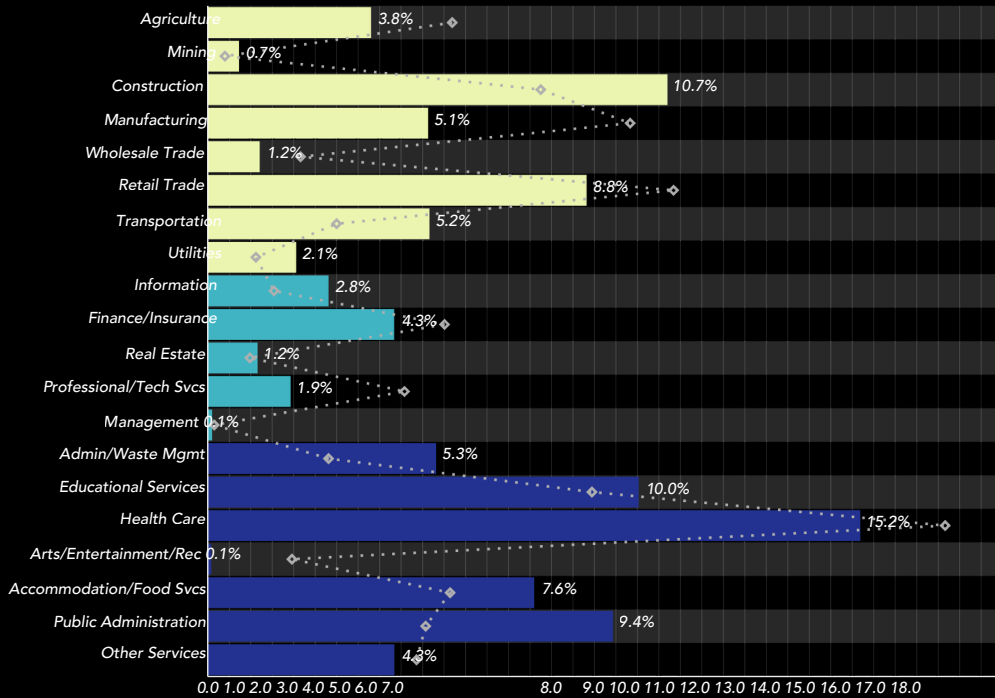
Jobs Profile





Commercial Lots at Cimarron

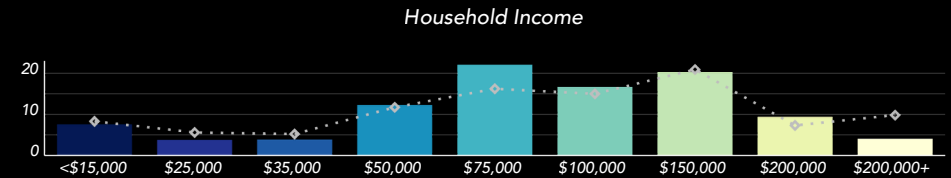
Ring of 5 miles



Labor Force by Industry

Dots show comparison to South Dakota

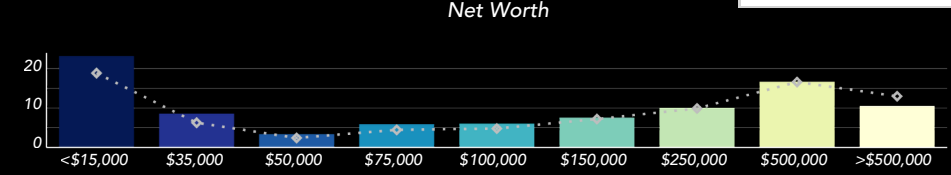
Firefly Income Profile



Dotsshow comparison to Pennington County

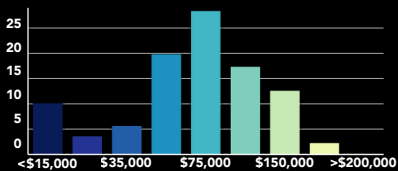


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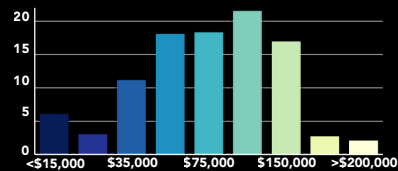


Dots show comparison to Pennington County

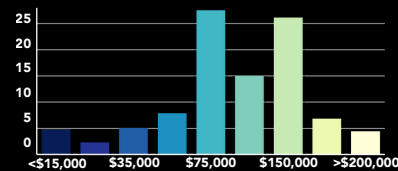
Income Ages 15-24



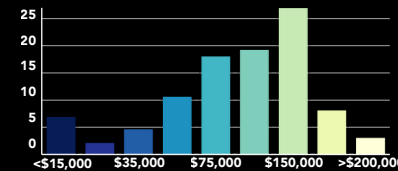
Income Ages 25-34



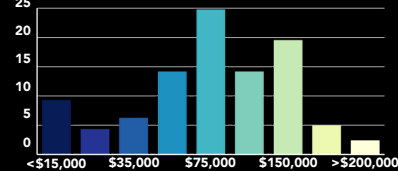
Income Ages 35-44



Income Ages 45-54



Income Ages 55-64



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Randy Olivier, CCIM

Commercial Broker

With a foundation in accounting at a CPA firm and leadership experience as a Walmart store manager, the focus in real estate continues to be on clear communication and reliable results. Licensed in real estate since 2013 and CCIM-designated since 2017, with expertise in analyzing property values, market trends, and investment opportunities. This ensures clients can make confident, informed decisions.

Over \$96 million in commercial and residential volume sold, with REMAX Commercial rankings as high as #1 in South Dakota, #14 in the United States, and #39 globally.

Affiliations + Memberships

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BHAR · MRAR



THE EXPERTISE - THE TOOLS - THE KNOW HOW

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